

Fall 2012

From the Desk of the Town Supervisor...



It's a busy time around Glenville, and this edition of the Glenville Newsletter is chock-full of economic development news. As you can see, our economic development efforts are starting to pay off as we watch the transformation of our commercial corridors continue. This past year saw much progress with the new Target opening in Town Center and welcome news that Panera Bread is on its way. The Pig 'n Whistle at the Grove gives our residents yet another place to enjoy a night out with their families.

Of course, our efforts don't end there. We're working with business owners and developers around the town on various other projects that, once complete, will help stabilize our tax base, beautify our business districts, and give our residents a diverse and rich shopping

Some residents have noted the changes and have asked what the town has done to help support further growth. The first thing we did was redouble the efforts of our Small Business and Economic Development Committee (SBED) that was created a few years back to promote economic development and business growth throughout the town and village (article on SBED within). Notably, together with the GBPA and others, the SBED helped conduct the town's Third Annual Oktoberfest this past fall.

The Revitalization and Economic Development Initiative (REDI) Fund was enacted to support business development and expansion. Out of the REDI fund we've had two very successful Sign Grant Programs in 2011 and 2012 (article on sign grant within), as well as a soon to be unveiled marketing plan for Glenville economic development.

The Town also recently commissioned a Local Development Corporation, established to provide low interest loans for start-up businesses and expanding companies. The Town has over \$575,000 to lend through the recent payback of a Small Cities loan to a local business. This fund is not supported by Town money; it comes from the State for the purpose of promoting economic development and we're keeping it here in Glenville.

Also, over the last three years the Town has fostered an attitude of business-friendliness among its planning and zoning review boards. Zoning amendments favorable to business growth, expedited application review procedures, and a newfound willingness to accommodate variance requests are three by-products of the Town's "can do" approach. More on this is planned in 2013.

The Town also held its inaugural commercial building and property promotional event in April at the Water's Edge Lighthouse. This vell-attended event was aimed at commercial realtors and brokers, developers, and real estate professionals. The event included detailed information and renderings of over 35 available commercial buildings and properties in Glenville, bringing together land/building owners with individuals and companies who represent commercial and industrial interests.

Finally, the Board and I have made beautification of our Town Center a focus for this coming year and have committed to upgrading our infrastructure with sidewalks throughout the Center with new

"historic-style" lighting. This will transform the Town Center and deliver an upgraded shopping district for our residents.

As you can see, we have made significant investments in our economic development efforts, and I believe with Councilman Alan Boulant's leadership as our economic development liaison, in conjunction with staff and volunteers, that we will continue to see more success in the near future. I truly believe that the best is ahead.

Enjoy the fall (and winter)!

Christopher a. Koetzle

From the Highway Department...

2012 FALL LEAF PROGRAM (began October 22, 2012)

- Do not delay; get your leaves out no
- Brush, sticks, rocks, stone & debris may not be mixed in with leaf piles as they cause costly damage to our machines.
- Loose leaves must be placed on the edge of your lawn, no further than 10 ft from the roadside.
- Do not fill dead-end streets with leaf piles.
- · It is unlawful to place anything on the pavement impeding the roadway and traffic.
- Once snow falls and remains on leaves, all leaves must then be bagged. SNOW PLOWING & ICE CONTROL

Glenville Code §1219 - It is unlawful to throw or deposit snow or ice in the roadway. Do not clean off vehicles in roadways

- In the event of a heavy wet snow storm, please place garbage cans as far from road's edge as possible to prevent knock-over.
- Placement of basketball hoops or other structures in the town's roadways/right of ways is prohibited and slows down plowing.
- · Parking of vehicles is prohibited on town roadways between 3am and 6am, from November 15th through April 1st. Parking is prohibited on or along town roadways for 48 hours after a
- snowfall exceeding an average depth of four inches
- Please report any storm drain issues you have during the winter.
 We do not put snow in your driveway; we plow the roads that your

CHRISTMAS TREES

Program begins the week of January 2, 2013 and continues for three weeks, weather permitting.

• Trees buried under snow will not be picked up.

- All ornaments, stands and plastic bags must be removed.
 Please do not hesitate to call us at 382-1406 or visit our web page.

New Restaurants Sprouting in Glenville



A common observation made by Glenville residents is that the Town does not have enough restaurants, or an adequate variety of eateries.

For those who have been clamoring for more choices, Glenville is now home to - or will soon be home to -

three new restaurants. The first restaurant, which has already opened, is the Pig 'n Whistle at the Grove, at 654 Saratoga Road. The Pig 'n Whistle is operating at the site of the former Millstone Speakeasy, and more notably before that, the Kristel Inn. The Pig 'n Whistle is an Irishthemed restaurant and pub.

Another restaurant set to open soon is the Creekside Café, at 658 Saratoga Road. The Creekside will open at the site of the former Roadhouse Restaurant. It will be configured as an internet café-type eatery, and will be open initially for breakfast and lunch. Live music suitable for a café setting may eventually be offered at the Creekside.

The third restaurant is Panera Bread, which is featured in another

article in this edition of the Newsletter. Panera will be located along Glenridge Road, next to Target. Assuming construction begins this fall, a summer or early fall 2013 opening is anticipated.

For those looking for choices in eateries, the Town is fortunate to have a number of successful homegrown restaurants already operating, and a few new ones getting started.

Panera Bread and New Plaza to Start Construction Soon



The new Target store is up and running, much to the delight of many Glenville residents. This property sat dormant for several years since K-Mart closed its doors in 2006. It is anticipated that Target will be the catalyst for additional new and exciting businesses in the Town

We are already starting to witness the positive spin-off development that we expect as a result of Target. As of this writing in October, the Town has finished its review of the building permit for a new 32,500 sq. ft. retail plaza to be constructed adjacent to the Target building, on the north side.

Also, Panera Bread has submitted its building permit application to the Town. The Panera Bread building will be a stand-alone structure and will be located adjacent to Glenridge Road, along the driveway that serves both the Post Office and Target. The Glenville Panera Bread will include a drive-through window, which is a little out of the norm, but not unheard of for Panera. The Glenville Panera will include a traditional sit-down dining area.

The retail plaza, which should be under construction this Fall, will be divided into a number of rental spaces. The building will be constructed with flexibility in mind, allowing larger would-be tenants to combine spaces should the need arise. As of this date the Town does not have knowledge of what businesses may occupy this retail building.

Good Signs from the Town's Sign Grant Program

In 2011, Town Supervisor Chris Koetzle and the Town Board unveiled a novel Town-sponsored economic development program dubbed REDI (Revitalization and Economic Development



Initiative). The Town committed \$35,000 in funding towards this program in 2011, with the money earmarked for grants to business

owners who replace their business signs with new signs that comply with the Town's zoning regulations. The idea was to provide an incentive for business owners to invest in their properties by having the Town fund up to 50% of the cost of a new sign. Grants were capped at \$3,000.

The program was an immediate success, with the following 10

businesses taking advantage of the grant opportunity in 2011:

Byou Café Glewille Funeral Home Precision Glass & Aluminum
Bonded Roofing Goldstock's Sporting Goods River Stone Manor
La Moda Lisa Wayide Village Apartments Fogg's Automotive

Given the success of the 2011 REDI program, Supervisor Koetzle and the Town Board opted to renew the program in 2012, with \$16,000 being set aside specifically for the sign grant program. And once again, 10 businesses submitted successful grant applications and were awarded funding, albeit at a lesser level than in 2011. The following businesses were/will be awarded grants in 2012 (not all signs have been installed as of mid-October):

City Mission The Petal Pusher Florist
Creating Change Bottle Return Pet Lodge/Checkerhill Farms
Creekside Café (formerly the Roadhouse) Styway Place
Glewille Chiropractic Town Center Plazal 19 Glenridge Enterprises
Watfair Jewelers Water's Edge Lighthouse Marina

In addition to the above-noted 20 Glenville businesses benefitting from the Town's REDI program, three Town-based sign companies (Pendleton Sign Company, Olson Signs & Graphics, and A J Signs) constructed and installed 14 of the 20 new signs.

Assuming all of the businesses that were awarded grants in 2012 install their signs by year's end, a total of \$131,333 will have been invested in new signs in Glenville in 2011 and 2012, with the Town contributing \$43,405 in matching grants. The end result is a more visually appealing business community, and hopefully, a number of Glenville business attracting more customers.

Baptist Health Breaks Ground

Travelers of lower Swaggertown Road have no doubt noticed grading and site preparation that recently began on property formerly occupied by the Horstman Farm.



This is the beginning of Phase 1 of the Baptist Health project. The first phase, to be known as Judson Meadows, consists of 67 assisted living units, and it will serve as the nucleus of a five-phase project, to be built over a period of several years. The five phases are as follows:

Phase 1 67 assisted living units (72 beds)

Phase 2 16 "green house" style living units and adult day care (228 beds) Phase 3 84 independent living units and 36 cottage units

Phase 4 42 additional assisted living units and 36 additional independent living units

Phase 5 3 additional green house units (36 beds)

Also, 2.8 acres of the project site have been set aside for commercial development. Neither the time frame nor the nature of this future commercial element has been determined. Baptist will have to undergo site plan review from the Town's Planning & Zoning Commission prior to pursuing the commercial piece of their project.

The existing Baptist Health facility in the Village of Scotia will continue to function as is, for approximately three years, until Phase 2 of the new project gets built. After Phase 2 is completed, the existing Baptist Health building will likely be converted to 40-50 units of affordable senior apartments.

The Town is pleased that Baptist Health has chosen Glenville as the location for their multi-million dollar investment.

A Snapshot of the Small Business **Economic Development Committee**

The Town of Glenville has the good fortune of having a number of committees, boards and commissions comprised of dedicated volunteers. A relatively new committee serving the Town is the Small Business Economic Development Committee (SBED). The SBED came to fruition in early 2010 and is comprised of seven Glenville residents and/or business owners, town elected officials, town staff, and Chamber representation. The Committee is chaired by long-time Glenville resident Jim Martin.

The SBED serves at the pleasure of the Town Board, with the Town Board providing general oversight and direction. The SBED's primary mission is to promote economic development in Glenville, with an emphasis on small business growth. The SBED accomplishes its mission through the organization of business promotion events, participation in economic development seminars and programs, development of promotional brochures and Town website materials, recruitment of businesses through professional and personal contacts, and the offering of advisory comments on pending Town legislation that can impact economic development, most notably proposed zoning amendments.

The most recent effort of the SBED is the newly-formed Glenville Local Development Corporation (LDC). LDC's can be very influential in the economic development arena because they can lend low interest rate funds to start-up companies and businesses looking to expand. In its very early stages, the Glenville LDC has over \$500,000 in available funding to lend, with the money coming from a recently closed Townadministered Office of Small Cities loan.

The SBED meets on the 3rd Thursday of every month from 7:30 a.m. to 9:00 a.m. at the Glenville Municipal Center. Meetings are open to the public. Questions and comments may be forwarded to the Town of Glenville Economic Development Department at 688-1200, ext. 407.

Financial News

Town improves credit rating in 2012 and saves over \$600,000

The Town successfully refinanced \$3,355,000 in debt in 2012. Thanks to having a commitment to maintaining healthy reserves in the main funds and a great credit rating review, the Town's rating increased from A1 to Aa3. This resulted in a Bond Arbitrage yield of 2.23% and no need for insurance on the rating. Further, this results in interest savings of \$611,674 over 16 years, fund balance savings in 2012 of \$39,749, and budget savings in 2013 of \$37,573 interest expense. This approximate comparable savings will continue annually until 2017.

Property Tax Cap Information

This is the second year of the NY State tax cap and the Town of Glenville has approved a Preliminary Budget that complies with the tax cap. The tax cap is on the overall combined tax levy of a municipality, not the tax rate or amount charged to a specific taxpayer or tax fund. It also has a number of formulas, calculations and exclusions. Typical adjustments to the tax cap include exclusion of pension costs above a 2% increase, an increase in municipalities' "tax base growth factor," and carryover of an amount under the tax cap in a preceding year.

From Councilman Sid Ramotar

I am excited to share information on two initiatives I will spearhead in 2013 - a Community Job Fair and Veteran's Assistance.

Job creation remains a key measure of success for economic development efforts. A Community Job Fair will be held in an effort to increase employment for Glenville residents. Local businesses as well as Capital Region companies will be on hand to speak with people about positions available with their company. This Job Fair will have experts on hand to provide help in areas such as resume writing, interviewing, and marketing yourself for success. The event is planned for Spring of 2013.

The second initiative involves veterans and active military residents. As a US Marine I have a strong connection with veterans and those currently serving our Country. This initiative addresses Career Development, Going Back to School, and Home Ownership for military personnel and veterans. With the assistance of the business community we will create a system of "one-stop" shopping. Information

and resources will be available in one place, that pertain to 1) Careers after the Military, 2) Helping to make decisions about attending College, and 3) How to become a homeowner. This is not to duplicate any services already offered by Veterans-serving organizations, but to complement their services by making them easier to access.

Both of these initiatives will be free to the public - paid for by collaborating with the business community. No taxpayer dollars will be used. If you are interested in assisting with either of these new initiatives please contact me at SRamotar@townofglenville.org.

Glenridge Road Improvement Project Update

From the DOT Engineer-in-charge...

- 95% of the drainage is in place and working.
- Work is progressing on the B&M RR bridge with the structure to be set this fall/winter.
- The roundabout circle at Maple and Glenridge will be done in 2013 along with the bridge over the Alplaus Kill.
- The planned road closure for 2013 will be approximately 72 days, starting from the day schools are dismissed for the summer through the day school resumes in the fall.
- The Glenridge Rd. closure will be from Bruce Drive to Old Hetcheltown Rd with continuous access for local residents. Bruce Drive will be open for through traffic, Glenridge Rd. to Alplaus Ave.
- There will be an additional weekend closure (Friday night to Monday morning) yet to be announced for construction of the roundabout during the 2013 construction season.
- Commuters traveling through the work zone are asked to reduce their speed and avoid distracted driving, especially cell phone use.
- In general DOT is on pace to complete the project on time in 2013.
- · DOT provides monthly updates at www.dot.ny.gov/projects

Glenville Oktoberfest 2012

A success despite the weather

Glenville's third annual Oktoberfest was held on Saturday, September 29th, with a final estimate of approximately 3,000 attendees. The weather was cloudy and cool, with periods of rain, so for the second year in a row the conditions were less than ideal. But, the attendees, vendors, crafters, committee and volunteers maintained a cheery disposition throughout, and the Biergarten in the Richmor Aviation hangar was weatherproof. Thank you to our sponsors! Without their generous financial and in-kind support this free community event would not be possible. And special thanks to our volunteer committee. They work year-round to make Glenville Oktoberfest well organized and fun, and the success of the event is their handiwork. Oktoberfest Picture Credits - Bill P. Studios - Thanks Bill!

Supervisor Chris Koeszle, in the dunk tank for Girls' Softball \$'s



Glenville Parks Update

Maalwyck - The required archaeological investigation is occurring in October/November of this year, with results expected in December. Depending on those results, 2013 could bring construction of the park's planned improvements, including water, sewer, parking, roadway, second entrance and a pavilion with rest rooms.

Indian Meadows - IM Park continues to receive steady

improvements, including:

• The 5K trail was completed and the Glenville Rotary hosted

the second annual Muddy Sneakers Trail Run (with no mud - too

dry) with 150 runners competing.

• BH-BL Girls Softball has seen the addition of a beautiful new field and renovation of the old field. Planned improvements to occur

soon include an access road and parking (finally!) for the girls softball site.

• In May the Scotia-Glenville Lions Club created a "tree farm" at Indian Meadows. The tree farm will continuously provide a stock of hardy trees for the Glenville park system and other town properties for years to come. The Lions club planted 220 young tree saplings (-1 foot tall) and will raise them to a more hardy size (6-10 feet height) in a protected area of the park. After a few years the trees will be transplanted to their permanent homes in other areas of the park and community.



Trails - All of Glenville's park properties received significant trail rehabilitation this past summer thanks to the efforts of the Northeast Parent and Child Society's Career Services Program, underwritten by a National Emergency Grant. The trails, which had all received some degree of damage from Irene and Lee, were cleared of trees and brush, and widened where possible. Thank you Northeast Parent and Child Society! Our trails are now passable and safe.

Glenville Senior Center

Long-time (and only) Glenville Senior Center Coordinator Cindy Amell resigned to move out of the area recently, and the Town of Glenville and the not-for-profit Scotia Glenville Senior Citizens, Inc. have jointly conducted a search for a new Coordinator. It is expected that the appointment of a new Coordinator will be made in early November, with the realization that there are some "big shoes" to fill.

Also, the SG Senior Citizens have decided to issue their newsletter "Senior Moments" four times a year versus the previous frequency of six times per year. Although the publication will be less frequent, it will still contain everything you need to know about their programs and services. Senior Moments is available at www.townofglenville.org.

Leaf Composting Program - Update



Highway Superintendent Tom Coppola instituted a leaf composting program in 2010. The purpose was two-fold - designate areas for leaf composting close by to where leaves were being picked up in order to reduce trucking time and avoid disposal costs at fee-charging facilities.

The program will realize a third benefit in 2013. The composted into program will realize a third benefit in 2013. The composted material will be sold wholesale with the revenue being "plowed back" into highway and park operations. Some material will be utilized by the town for roadside repairs after plowing season and for park needs. Areas utilized for this program are Indian Meadows Park, the Anderson Park (VanBuren/Swaggertown) and the old landfill (Barhydt Rd.).

Retail sales to the public are not planned due to added complexities of site safety, money handling, staffing, etc.

Taxes are collected twice a year in the Town of Glenville. The town & county tax bill is mailed out the first week in January, and the school tax bill is sent the first week in September. Water rents, for water customers only, are payable in June and July (penalty period). For residents of the Village of Scotia, there is an additional village tax bill due in June payable at 4 N. Ten Broeck St., Scotia - 374-1071.

Electronic Payment Options: Payment may also be made by credit card by phoning 1-888-877-0450 or online at egov.basny.com/glenville. Please note: There is a small fee for this service.

Traditional Methods of Payment: Bills may be paid in person at our office at 18 Glenridge Rd., or may be mailed. If you require a receipt, be sure to bring or mail the entire bill with payment. You can also pay your bill free of charge at any First National Bank of Scotia branch location as long as you have your original in hand. Please make your check payable to TOWN of GLENVILLE RECEIVER of TAXES. If you are mailing your payment, it must be postmarked on or before the due date.

Ti you are a resident of the Village of Scotia, there is an additional village tax bill due in June payable at 4 N. Ten Broeck St, Scotia (518) 374-1071

Town & County Property Taxes:

January - penalty free

February - 1.25% late payment penalty March - 2.5% late payment penalty

April - 3.75% late payment penalty

On May 1, unpaid taxes are sent to Schenectady County for collection. The town & county taxes cover the fiscal year of January 1 through

From the Building Department... Paul Borisenko, Building Inspector

A message worth repeating - smoke detectors and carbon monoxide detectors save lives. The New York State Building code requires smoke detectors on every level of your house or dwelling unit. They need to be installed in every sleeping area and immediately outside of the sleeping areas. Carbon monoxide detectors can be used in combination with smoke detectors and must be on every level with a CO producing appliance, sleeping area, or attached garage. They

must be located within 15 feet of all sleeping room doors. If your house was not required to have hardwired smoke and CO detectors when it was built, then battery powered devices are allowed.

Carbon monoxide is the leading cause of accidental poisoning in the United States. Each year approximately 200 people in New York State are hospitalized because of accidental CO poisoning. Carbon monoxide is a silent killer - you cannot see it, smell it, or taste it. The only safe way to detect it is with a carbon monoxide alarm.

You should replace your smoke detector every ten years. Your carbon monoxide detector has a life span of 5 - 7 years before you should replace it. Keeping you and your family safe is a never ending task, but considering the potential consequences, the effort is well worth it.

From the Assessor's Office...

Property tax exemption applications may be obtained at the Assessor's Office weekdays between 9:00-5:00PM or from the New York State Office of Real Property Services on the web at: http://www.tax.ny.gov/pit/property/exemption/index.htm

STAR exemptions are for any resident owning property and residing on the property. All owners must complete the application and sign it. A photocopy of all owners' driver's licenses as proof of residency is required. We may not accept National Grid or Verizon bills as proof.

Reminder: Basic STAR has no age restriction, a \$500,000 income cap, and does not need to be reapplied for each year. Enhanced STAR is for seniors aged 65 or over, with incomes of \$79,050 or less, and must be renewed every year.

If you know of someone who goes out of town in the winter months please remind them to re-apply (Enhanced STAR) before they leave or check the status of their application.

Important dates:

March 1st - All exemptions are due to the Assessor's Office. Grievance Day - Tuesday, May 28, 2012, 9am-9pm. An appointment

is required.

Deadline for filing Small Claims: 30 days after the Final Roll (August 1st).

The assessment roll is posted at www.townofglenville.org for your review. Please be patient as the file is very large to download. For questions, please call the Assessor's office at 518-688-1200 Ext 403.

Hear About it First

You can hear about it first through The Town of Glenville News and Events Email List! Town Board Actions • Zoning Changes • Special Events. The Town of Glenville has implemented a new way of keeping residents informed of events and meetings that are occurring in the town. Whenever a new event or document is posted to the Town Web site you have an opportunity to receive a copy of the posting in your personal Email box, automatically. And if you decide that you no longer want to receive notices automatically, you can easily remove your name from the list.

How to Subscribe

- · Go to the Town of Glenville website at www.townofglenville.org
- Select the 'Town Links' tab
- · Select 'Subscribe to News'
- · Follow the directions on the 'Subscribe to News' page

From the Town Fire Companies

Please help to keep fire hydrants cleared of snow. All neighbors should help out, not just the one whose house the hydrant is in front of. The Town will help clear the hydrants after a large storm, but immediate assistance from residents is ideal. Please help if you can!

The National Fire Protection Association recommends that homeowners replace smoke detector batteries with a new battery at least once per year, when it starts chirping (a signal that its charge is low), or when it fails a test, which the NFPA recommends be carried out at least once per month by pressing the "test" button on the alarm.

Please be sure to have your house numbers large and clearly visible. Time counts in an emergency.

Glenville Town Offices 18 Glenridge Road, Glenville, NY 12302

OFFICE	NAME	PHONE
Supervisor	Christopher A. Koetzle	688-1202
Council	Alan J. Boulant	688-1200
	Sid N. Ramotar	688-1200
	Gina M. Wierzbowski	688-1200
	John Pytlovany	688-1200
Assessor	Darlene Abbatecola, Ext. 403	688-1200
Attorney	Michael Cuevas	688-1200
Comptroller	George Phillips	688-1206
Building Inspector	Paul Borisenko, Ext. 405	688-1200
Code Enforcement	Teresa Petricca, Ext. 405	688-1200
Police Chief	Michael Ranalli	384-0123
Town Clerk	Linda C. Neals, Ext. 402	688-1200
Dog Control Officer	Richard Trzeciak	384-0137
Engineering Tech II	Dana Gilgore, Ext. 406	688-1200
Comm. Public Works	Thomas Coppola	382-1406
Historian	Joan Szablewski	399-5349
Operations/Parks	James MacFarland	688-1221
Justice	Brian Mercy, Ext. 409	688-1200
	Paul Davenport, Ext. 409	688-1200
Econ. Dev/Planning	Kevin Corcoran, Ext. 407	688-1200
Police Department	Emergency	911
	Non-Emergency	384-3444
Receiver of Taxes	Patrick Aragosa, Ext. 404	688-1200
Glenville Sr. Ctr.		374-0734
Water/Sewer Dept.	Cathy Visco, Ext. 317	688-1200
Town Web/Fax	www.townofglenville.org	384-0140

Scotia Village Offices 4 N. Ten Broeck Street, Scotia, NY 12302

OFFICE	NAME	PHONE
Mayor	Kris Kastberg	374-3195
Trustees	Thomas Gifford	374-1071
	Rory Fluman	374-1071
	E. Thomas Neals	374-1071
	Joseph Rizzo	374-1071
Village Clerk/Treasurer	Maria Schmitz	374-1071
Assessor	Darlene Abbatecola, Ext. 403	688-1200
Attorney	Lydia R. Marola	374-1071
Building & Plumbing Inspector	Luis Aguero	377-8741
Chief of Police	Peter Frisoni	374-3848
Fire Chief	Charles Keller	381-6114
Dog Control Officer	Richard Trzeciak	384-0137
Supt. of Public Works	Andrew Kohout	393-2159
Parks & Recreation	James Marx	374-8611
Justice	Jason A. Frament	374-2099
Police Department	Emergency	911
	Non-Emergency	384-2244
	Administration	374-3110
Fire Department	Emergency	911
	Non-Emergency	381-6115
Glenville Senior Center**		374-0734
	James MacFarland	688-1221
Village Fax		374-0542

^{**}Town of Glenville provides these services for the Village of Scotia